

KEY:

- MIXED USE RETAIL
- MIXED USE RESTAURANT
- MIXED USE OFFICE
- MIXED USE HOTEL/OFFICE
- SERVICE STATION
- PUBLIC
- ROOFTOP TERRACE
- PROJECT AMMENITIES
- MULTI FAMILY RESIDENTIAL

THE EXCHANGE AT WATKINS MILL

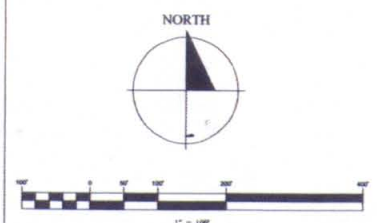
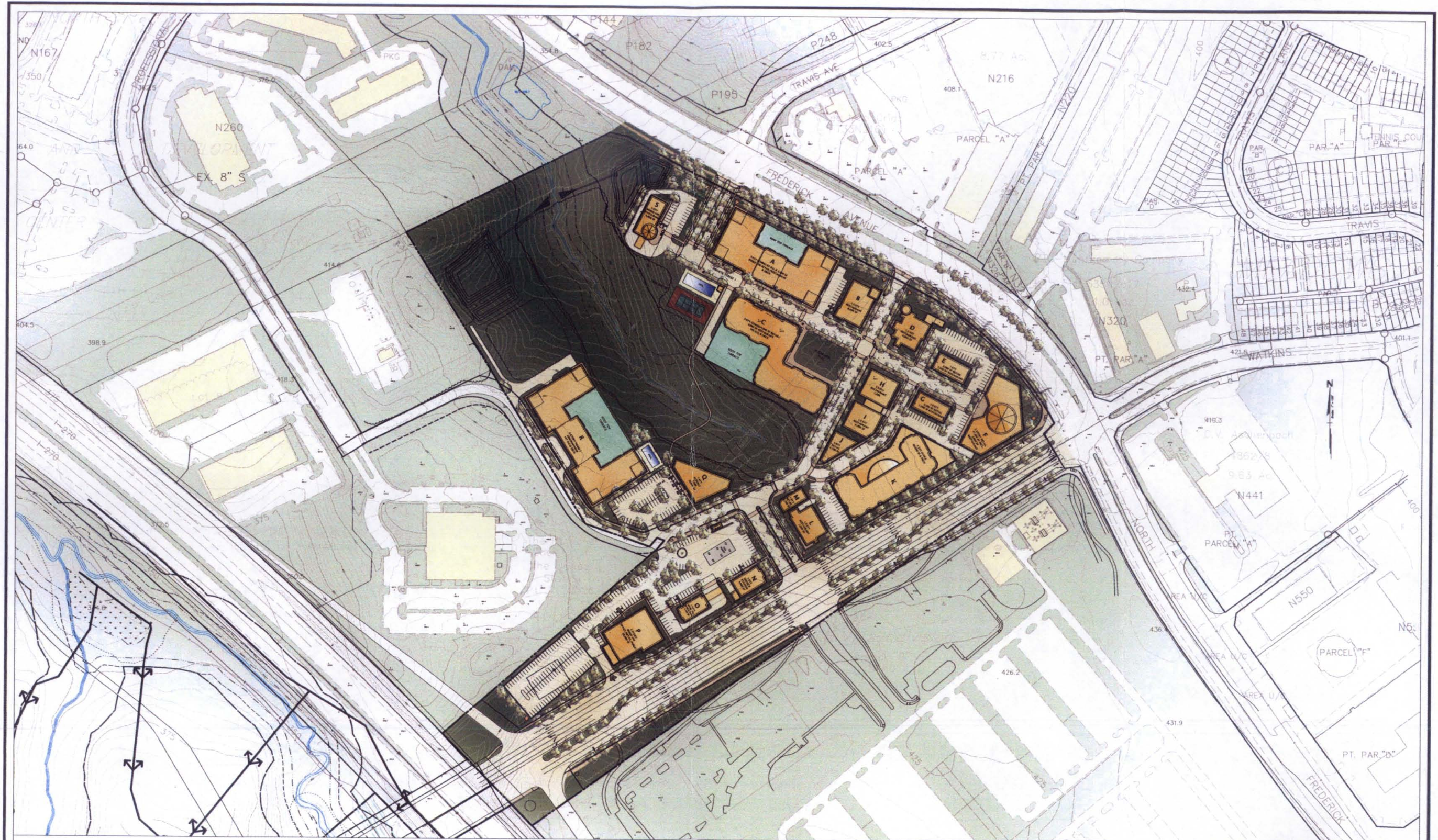
LAND USE PLAN

APRIL 20, 2006

**JOINT
EXHIBIT**
#64
2-301

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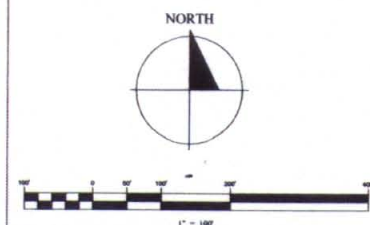
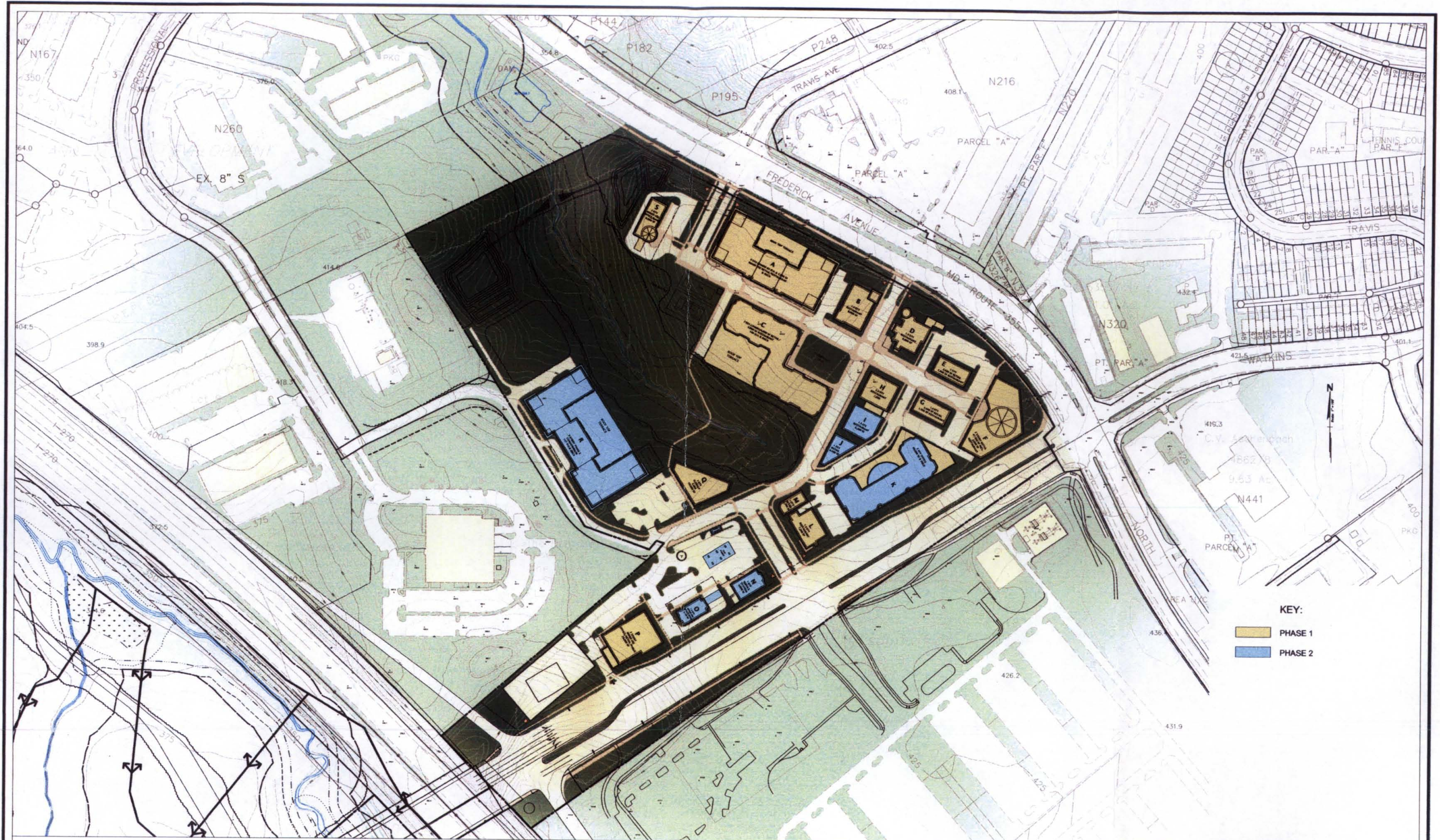
THE EXCHANGE AT WATKINS MILL PUBLIC DOMAIN PLAN

APRIL 20, 2006

JOINT EXHIBIT
#65
2-301

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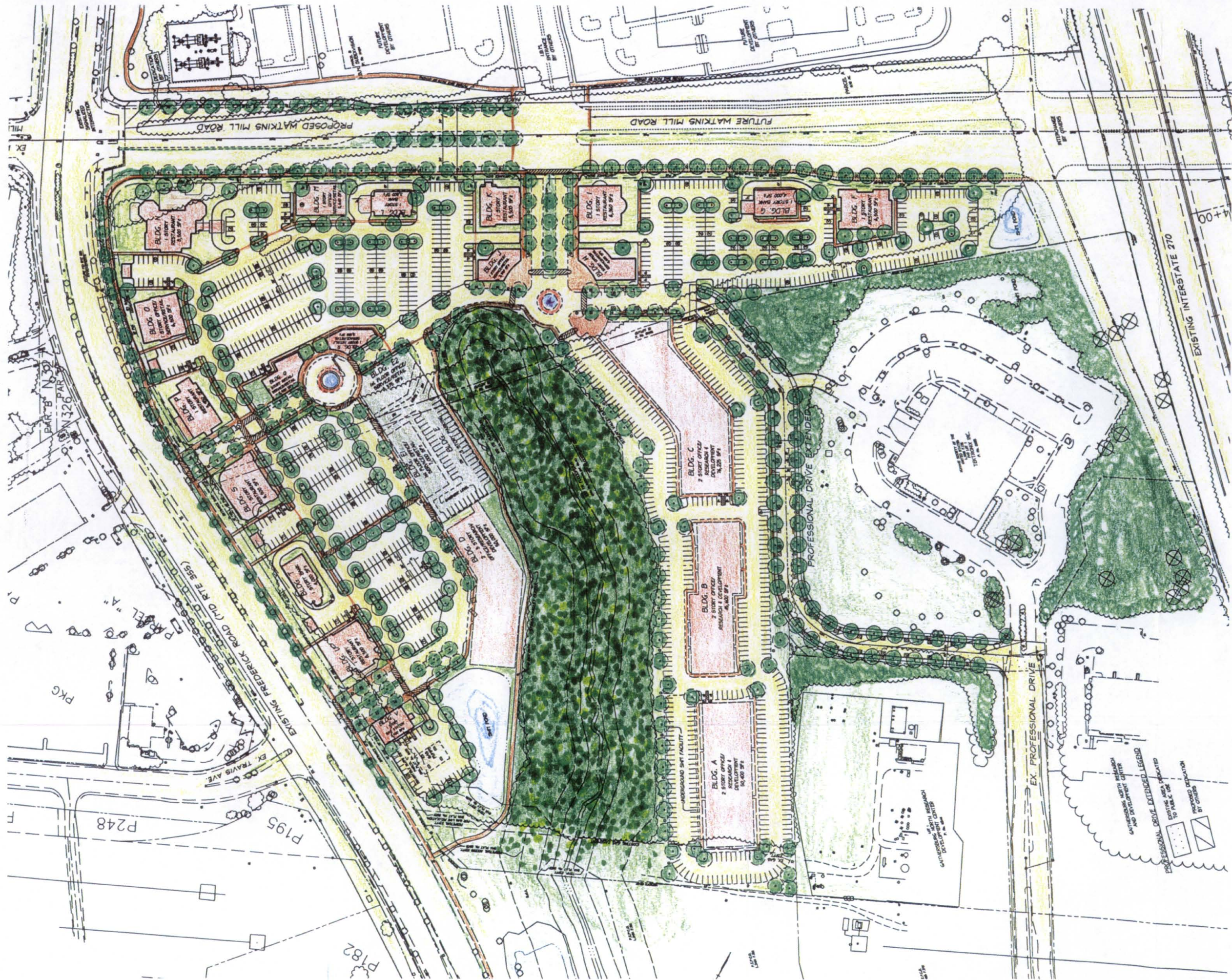


THE EXCHANGE AT WATKINS MILL **PHASING PLAN** APRIL 20, 2006

JOINT EXHIBIT
#66
2-301

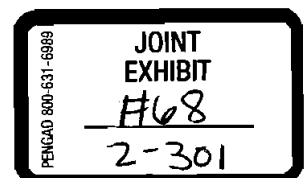
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Z-294 CHRONOLOGY

- 06/25/02 Application for Amendment to the Zoning Map, Z-294, filed (requesting change in zone from I-3 to C-2 Optional Method, to include office, retail, restaurants, service, and service station on 23.4 acres located northwest of the intersection of MD Route 355 and Watkins Mill Road)
- 09/17/02 Mayor and City Council and Planning Commission Joint Public Hearing
- 10/28/02 Mayor and City Council and Planning Commission Joint Work Session
- 12/04/02 Planning Commission Recommendation of Approval to Mayor and Council, with 17 conditions
- 01/06/03 Mayor and City Council Policy Discussion
- 05/19/05 Letter requesting withdrawal of Z-294 application submitted
- 01/17/06 Resolution of Withdrawal, R-4-06, adopted, *without prejudice* by City Council



CSP-02-001 CHRONOLOGY

- 04/19/02 Concept plan, CSP-02-001, filed (requesting four 2-story office/R&D buildings, and parking garage with first floor office/retail located on 16.65 acres of land northwest of the intersection of MD Route 355 and Watkins Mill Road in the I-3 Zone,)
- 07/10/02 Planning Commission approval of CSP-02-001, with 17 conditions

Z-301/SDP-05-003 CHRONOLOGY

- 05/19/05 Application for Amendment to the Zoning Map, Z-301, and Schematic Development Plan, SDP-05-003, filed (requesting change in zone from I-3 to MXD and development of a mix of uses, including residential, office, restaurant, service, retail, service station and public uses, located on 40.10 acres northwest of the intersection of MD Route 355 and Watkins Mill Road)
- 06/20/05 Mayor and City Council and Planning Commission Consolidated Joint Public Hearing
- 01/09/06 Mayor and City Council and Planning Commission Joint Work Session
- 03/20/06 Mayor and City Council and Planning Commission Joint Discussion Item, Z-301 only
- 04/24/06 Mayor and City Council and Planning Commission Joint Work Session